



WILLIAM T FUJIOKA
Chief Executive Officer

County of Los Angeles CHIEF EXECUTIVE OFFICE

Kenneth Hahn Hall of Administration
500 West Temple Street, Room 713, Los Angeles, California 90012
(213) 974-1101
<http://ceo.lacounty.gov>

Board of Supervisors
GLORIA MOLINA
First District

MARK RIDLEY-THOMAS
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Third District

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Fifth District

February 18, 2014

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

24 February 18, 2014

Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

**DEPARTMENT OF PUBLIC WORKS:
HALL OF JUSTICE REPAIR AND REUSE PROJECT
NEW SANITARY SEWER LINE SERVICE
NEW OFF-SITE STREET WORK
CAPITAL PROJECT NO. 86630; SPECS. 6649
(FIRST DISTRICT)
(4 VOTES)**

SUBJECT

These actions will approve and authorize the Department of Public Works to execute a change order with Clark Construction Group California, LP to construct a new sanitary sewer line connecting the Hall of Justice Building and the existing City of Los Angeles sanitary sewer line located on Temple Street. In addition, this action will approve a change order to Clark Construction Group - California, LP to perform all off-site Class "B" Permit related work as mandated by the City of Los Angeles and the California Department of Transportation.

IT IS RECOMMENDED THAT THE BOARD:

1. Find that the removal and replacement of existing sidewalks on all four sides of the Hall of Justice are within the scope of the Final Environmental Assessment/Environmental Impact Report certified by the Board on June 13, 2006 and that the additional recommended actions are exempt from the California Environmental Quality Act for the reasons set forth in this letter and in the record of the Project.
2. Approve and authorize the Director of Public Works, or her designee, to execute a change order for the construction of a new 8-inch diameter sanitary sewer line service for a total sum of \$573,603 with Clark Construction Group - California, LP.

3. Approve and authorize the Director of Public Works, or her designee, to execute a change order for the added scope of work due to additional requirements by the City of Los Angeles' Department of Transportation, Bureau of Engineering, Bureau of Street Lighting, Bureau of Street Services, Urban Forestry, and the California Department of Transportation for a total sum of \$245,821 with Clark Construction Group - California, LP.

4. Authorize the Director of Public Works, or her designee, to use \$819,424 from the Board-approved utility connection fees to fund these two change orders.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommended actions will find the replacement of sidewalks within the scope of the previously certified Final Environmental Assessment/Environmental Impact Report (Final EA/EIR) for the Hall of Justice Repair and Reuse Project (Project); find the remaining recommended actions exempt from the California Environmental Quality Act (CEQA); and approve and authorize the Director of Public Works, or her designee, to execute the change orders for the construction of a new 8-inch diameter sanitary sewer line service and the added off-site street work required by the City of Los Angeles (City) and the State of California (State) jurisdictional agencies with Clark Construction Group - California, LP (Clark Construction) at the Hall of Justice (HOJ). Issuing change orders to Clark Construction for the installation of the new sanitary sewer line and for the off-site street work mandated by the referenced agencies is a cost-effective means of executing the added work and will assure that the overall Project warranties are maintained by the design-builder.

Background

The existing sanitary sewer lines are located on the south side of HOJ and are connected to the City sanitary sewer system with an existing 8-inch diameter pipe located on the south side of Temple Street. Following extensive research and explorations of the existing connecting sewer lines serving HOJ, it was determined that the tree roots pierced into the existing 8-inch lines in multiple locations and damaged them beyond repair. It was recommended that a new line be installed in order for the HOJ to be fully operational.

The original contract required Clark Construction to remove and replace existing sidewalks on all four sides of the HOJ. The design drawings and specifications were developed in accordance with scoping documents and the applicable code requirements. While the scoping documents anticipated minor off site repair work, it was expected that a Class "A" Permit (A-Permit) from the City would be sufficient. An A-Permit is to allow minor street construction in the public right-of-way. Minor street construction consists of new driveway installation and repair, sidewalk installation and repair, curb and gutter repair, and installation of streetscape fixtures and street tree wells. It also includes installation of curb drains and street repairs for minor excavations in or near the street. It is further limited to work that will not alter an established flow line of a gutter, or alter the existing grade of a sidewalk.

Upon completion of the off-site design package, a Contract Amendment Number 004 was issued on March 28, 2012. In a meeting with the City' Building and Safety Department, it was determined that the City's jurisdictional agency would require obtaining a Class "B" Permit (B-Permit). A B-Permit is required for larger, more complex construction projects and new improvements in the public right-of-way. This includes projects such as widening of streets, maintaining or changing of existing grade, the installation of sewers, storm drains, street lights, and traffic control signals, or the installation of

larger quantities of curb, gutter, and sidewalk.

For the HOJ, a B-Permit is required because the Project called for the repair of a larger quantity of sidewalk around the site and installation of street lights. In addition, the curb ramps around the site had to be reconstructed to comply with current standards, and that lead to the relocation of the traffic control signals.

The new added scope of work requires revising all street curb radii around the HOJ perimeter to the current code requirements, revising the accessible ramp slopes in all of the building's corners to meet the current Americans with Disabilities Act (ADA) requirements, replacing storm gutters as mandated by the current applicable codes, upgrading and replacing traffic lights, to meet ADA requirements, crosswalk stripping, and street lighting.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs the provision of Operational Effectiveness (Goal 1) by maximizing the effectiveness of process, structure, and operations to support timely delivery of customer-oriented and efficient public services. It also directs that we ensure Fiscal Sustainability (Goal 2) by strengthening and enhancing the County's capacity to sustain essential County services through proactive and prudent fiscal policies and stewardship. Lastly, it directs us to provide Integrated Services Delivery (Goal 3) by maximizing opportunities to measurably improve client and community outcomes and leverage resources through the continuous integration of health, community, and public safety services.

FISCAL IMPACT/FINANCING

In 2011, the Board approved a design-build contract with Clark Construction for a contract sum of \$151,218,083. The Board-approved Project budget has allocated \$16,921,917 for change orders and \$2,500,000 for utility connection fees. The \$573,603 cost for replacing the sewer represents 0.38 percent of the original contract amount. The \$245,821 estimated cost for off-site street work represents 0.16 percent of the original contract amount. The cost of the sewer line and the B-Permit has been tracked against the Utility Connection Fee. In order to issue two change orders to Clark Construction, a total sum of \$819,424 will be funded from the utilities connection fee. Thirty-five change orders have been approved and executed to date for a total sum of \$12,055,011, which represents a 7.97 percent increase to the original contract amount. The Project Schedule and Budget Summary are included in the Attachment.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The contract contains terms and conditions supporting the Board's ordinances and policies, including, but not limited to: County Code Chapter 2.200, Child Support Compliance Program; County Code Chapter 2.202, Contractor Responsibility and Debarment; County Code Chapter 2.203, Contractor Employee Jury Service Program; County Code Chapter 2.206, Defaulted Property Tax Reduction Program; Board Policy 5.050, County's Greater Avenues for Independence (GAIN) and General Relief Opportunities for Work (GROW) Programs; Board Policy 5.060, Reporting of Improper Solicitations; Board Policy 5.110, Contract Language to Assist in Placement of Displaced County Workers; and Board Policy 5.135, Notice to Contract Employees of Newborn Abandonment Law (Safely Surrendered Baby Law).

As required by the Board, the Project cost includes 1 percent of design and construction costs, with a maximum of \$1,000,000, to be allocated to the Civic Arts Fund per the Board's Civic Art Policy,

adopted on December 7, 2004, and revised on December 15, 2009.

Under Public Contract Code Section 20137, the Board may, on a 4/5 vote, approve an individual change order that does not exceed 10 percent of the original contract amount. The recommended change orders are all substantially below the 10 percent threshold.

ENVIRONMENTAL DOCUMENTATION

A Final EA/EIR, prepared by the County as lead agency for the Project, was certified by the Board on June 13, 2006. Replacements of sidewalks at the HOJ were included in the scope of the certified EIR.

The additional recommendations, including construction of a new 8-inch diameter sewer line, off-site street work, including revision to curbs and sidewalks around the building, replacement of storm gutters, upgrades to traffic signals, replacing traffic lights, crosswalk striping and street lighting are exempt from the provisions of CEQA as the work is within certain classes of projects that have been determined not to have a significant effect on the environment in that it meets the criteria set forth in Sections 15301(c) and (f), 15302 and 15303(d) of the State CEQA Guidelines and Classes 1(i) and (x)(3),(4),(5),(14) and (16), 2(a), (b), and (e) and 3(a) of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G. The Project involves negligible or no expansion of an existing use and replacement structures will have the same purpose and capacity as structures replaced. In addition, the Project is not located in a sensitive environment, and there are no cumulative impacts, unusual circumstance or other limiting factors that would make the exemption inapplicable based on the Project records.

Upon the Board's approval of the recommended actions, Public Works will file a Notice of Determination in compliance with Section 21152(a) of the California Public Resources Code for the work within the scope of the previously certified Final EA/EIR. Public Works will also file a Notice of Exemption with the Registrar-Recorder/County Clerk in accordance with Section 15062 of the State CEQA Guidelines.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

There will be no negative impact on current County services or projects during the performance of the recommended services.

CONCLUSION

Please return one adopted copy of this Board letter to the Chief Executive Office, Facilities and Asset Management Division; and the Department of Public Works, Project Management Division II.

The Honorable Board of Supervisors

2/18/2014

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Respectfully submitted,

A handwritten signature in black ink, appearing to read 'W. T. Fujioka', with a long horizontal line extending to the right.

WILLIAM T FUJIOKA

Chief Executive Officer

WTF:SHK:DJT

DKM:MDS:rp

Enclosures

c: Executive Office, Board of Supervisors
County Counsel
Auditor-Controller
District Attorney
Internal Services
Public Works
Sheriff

February 18, 2014

ATTACHMENT

**DEPARTMENT OF PUBLIC WORKS:
HALL OF JUSTICE REPAIR AND REUSE PROJECT
NEW SANITARY SEWER LINE SERVICE
NEW OFF-SITE STREET WORK
CAPITAL PROJECT NO. 86630; SPECS. 6649
(FIRST DISTRICT)
(4 VOTES)**

I. PROJECT SCHEDULE

Project Activity	Scheduled Completion Date
Phase I Debris Removal	05/21/05*
Phase II Interior Demolition Design	04/04/05*
Phase III Interior Demolition	06/11/07*
Phase IV Rehabilitation Design a) Retrofit b) Rehabilitation Design	01/01/08* N/A
Completion of Remaining Phases V, VI, and VII by Design-Build Delivery	11/17/14
Phase VIII Move In/Start Up/Close Out	12/29/14

*Indicates completed activity.

ATTACHMENT**I. PROJECT BUDGET SUMMARY**

Budget Category	Project Budget	Impact of this Action	Revised Budget
Phase I Debris Removal (Complete)	\$ 569,000	\$ 0	\$ 569,000
Phase II Non-Structural Demolition Design	\$ 1,509,500	\$ 0	\$ 1,509,500
Phases III Interior Non-Structural Demolition (Complete) and Phase IV Structural Demolition/Retrofit Design	\$ 12,550,500	\$ 0	\$ 12,550,500
Design-Build/Lease-Lease Back RFP	\$ 2,716,000	\$ 0	\$ 2,716,000
Subtotal	\$ 17,345,000	\$ 0	\$ 17,345,000
Design-Build Phase V-VIII			
Construction			
Base Design-Build Contract	\$ 169,305,038	\$ 819,424	\$ 170,124,462
Design Completion Allowance	\$ 2,968,055	\$ 0	\$ 2,968,055
FF&E Allowance	\$ 9,000,000	\$ 0	\$ 9,000,000
Alternate Design Solutions Allowance Not-to-Exceed	\$ 0	\$ 0	\$ 0
Maximum Design-Build Contract	\$ 181,273,093	\$ 819,424	\$ 182,092,517
Change Order Contingency	\$ 4,866,907	\$ 0	\$ 4,866,907
Utility Connection Fees	\$ 2,500,000	(\$ 819,424)	\$ 1,680,576
Civic Arts (maximum of \$1,000,000)	\$ 1,000,000	\$ 0	\$ 1,000,000
Subtotal	\$ 189,640,000	\$ 0	\$ 189,640,000
Plans and Specifications			
A/E Design-Build Support Services	\$ 1,500,000	\$ 0	\$ 1,500,000
Consultant Services			
Historic Resources Monitoring	\$ 150,000	\$ 0	\$ 150,000
Deputy Inspection	\$ 1,500,000	\$ 0	\$ 1,500,000
Materials Testing	\$ 1,200,000	\$ 0	\$ 1,200,000
Environmental Documents	\$ 150,000	\$ 0	\$ 150,000
Geotechnical Survey	\$ 300,000	\$ 0	\$ 300,000
Project Cost Estimating	\$ 500,000	\$ 0	\$ 500,000
Project Scheduling	\$ 250,000	\$ 0	\$ 250,000
Historic Documentation	\$ 150,000	\$ 0	\$ 150,000
LEED Commissioning	\$ 500,000	\$ 0	\$ 500,000
Subtotal	\$ 4,700,000	\$ 0	\$ 4,700,000

ATTACHMENT**II. PROJECT BUDGET SUMMARY (Continued)**

Budget Category	Project Budget	Impact of this Action	Revised Budget
Miscellaneous Expenditures			
Countywide Contract Compliance	\$ 500,000	\$ 0	\$ 500,000
Printing	\$ 50,000	\$ 0	\$ 50,000
Subtotal	\$ 550,000	\$ 0	\$ 550,000
Jurisdictional Review & Plan Check			
Building and Safety Division	\$ 800,000	\$ 0	\$ 800,000
Regional Planning	\$ 200,000	\$ 0	\$ 200,000
Grading	\$ 200,000	\$ 0	\$ 200,000
Geotechnical Materials Engineering	\$ 150,000	\$ 0	\$ 150,000
County Fire Inspection/Permits	\$ 200,000	\$ 0	\$ 200,000
Health Department	\$ 75,000	\$ 0	\$ 75,000
City of Los Angeles	\$ 1,000,000	\$ 0	\$ 1,000,000
Subtotal	\$ 2,625,000	\$ 0	\$ 2,625,000
County Services			
Construction Inspection Services	\$ 2,170,000	\$ 0	\$ 2,170,000
Construction Inspection Supervision	\$ 600,000	\$ 0	\$ 600,000
Contract Administration	\$ 500,000	\$ 0	\$ 500,000
ISD FOS Trades	\$ 1,500,000	\$ 0	\$ 1,500,000
Project Manager	\$ 1,850,000	\$ 0	\$ 1,850,000
Assistant Project Manager	\$ 1,750,000	\$ 0	\$ 1,750,000
Capital Projects Manager	\$ 500,000	\$ 0	\$ 500,000
Document Control	\$ 800,000	\$ 0	\$ 800,000
Secretarial	\$ 650,000	\$ 0	\$ 650,000
Project Technical Support	\$ 400,000	\$ 0	\$ 400,000
Consultant Contract Recovery	\$ 150,000	\$ 0	\$ 150,000
Project Contingency	\$ 4,555,000	\$ 0	\$ 4,555,000
Subtotal	\$ 15,425,000	\$ 0	\$ 15,425,000
Total	\$ 231,785,000	\$ 0	\$ 231,785,000